



**FILE:** PA01-0126

**DATE:** January 30, 2002

**TO:** File/Record/Applicant

**FROM:** Thomas B. Mathews, Director, Planning and Development Services Department

**SUBJECT:** Planning Application PA01-0126 for Site Development Permit

**APPLICANT:** Shea Homes, project developer  
DMB Ladera, LLC, property owner and master developer of Ladera Ranch  
Planning Solutions, Inc., Jay Bullock, agent

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**I. NATURE OF PROJECT:**

Site Development Permit Approval for 114 residential condominium units on a 9.42-acre site in Planning Area 3 of the Ladera Ranch Planned Community. The project has 24 two-bedroom units and 90 three-bedroom units distribute in three building types in a total of 30 two-story buildings. These buildings include six 2-plex buildings, nine 3-plex buildings and fifteen 5-plex buildings. There are three different floor plans provided. Plan 1 is two-bedroom unit with living space ranging in area from 1,432 to 1,453 square feet. Plan 2 is a three-bedroom unit with living space ranging in area from 1,534 to 1,532 square feet. Plan 3 is a three-bedroom unit (some plans have a loft which is counted as a third bedroom) with living space ranging in size from 1,727 to 1,771 square feet. All homes are the townhouse style with a ground floor and an upper floor. All homes have a private patio area. Each of the 114 units has an attached direct access garage. In addition to building mix, there are also three distinct elevation styles for each of the three building types; Spanish (12 buildings), Monterey (9 buildings) and European Cottage (9 buildings).

A total of 300 on-site parking spaces are provided. On-site parking is composed of 228 covered spaces (two-car garage per dwelling unit) and 72 open spaces (43 non-striped parallel spaces on the internal main street, and, 29 head-in spaces located at 11 locations within the site). The Zoning Code requirement for this proposal is 296 parking spaces; two covered for each dwelling unit, 45 open parking spaces for the three-bedroom units and 23 open guest parking spaces. The project conforms to the off-street parking requirements.

Amenities proposed for this proposal include: a central recreation area (including a pool, spa and pool building), pedestrian walkways throughout the project including a walkway along the entire eastern property line adjacent to the Sienna Botanica (Riverine) open space and four small passive open space gardens located adjacent to the eastern property line. A model sales complex with 11 parking spaces is proposed. The models will be in a 5-plex building located near the project entrance and adjacent to the recreation area.

The project is located in Planning Area 3, subarea 3A, which has a land use designation of residential. Multi-family developments are a principal permitted use subject to the approval of an Area Plan and a Site Development Permit. An Area Plan for all Planning Area 3 was approved through Planning Application PA99-0062 in June 1999. The project conforms to the Area Plan for Planning Area 3, the site development standards and approved Alternate Development Standards applicable to the site. This proposal is in association with Vesting Tentative Tract Map No. 16234.

The project site is generally located in the middle of the Ladera PC, west of Sienna Parkway and south of Roanoke Drive. The site is located on the north side of Dorrance Street and east side of Percheron Street. Site access is from "OOO" Drive (street name to be assigned when the tract is approved). Land use surrounding the site is single-family residential to the south, west and north; and, open space to the east. The site has been rough graded and is level in the building area portion.

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**II. REFERENCE:** (Authority for Administrative action is given by what ordinance, regulation, etc.) Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and the Ladera Planned Community Program Text.

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**III. ENVIRONMENTAL DOCUMENTATION:**

The proposed project is covered by Final EIR 555, previously certified on October 17, 1995. Prior to project approval, this EIR was found adequate to satisfy the requirements of CEQA by the Director. Appendix A contains the required CEQA Finding.

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**IV. CERTIFICATION:**

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director  
Planning and Development Services Department

By: \_\_\_\_\_

Chad G. Brown, Chief  
CPSD/Site Planning Section

WVM

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**ATTACHMENTS:**

Appendix A - Findings

Appendix B - Conditions of Approval

**APPEAL PROCEDURE**

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana. If you challenge the action taken on this proposal in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this report, or in written correspondence delivered to the Planning and Development Services Dept.